

2-2

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING  
3 DISTRICTS ON APPROXIMATELY 750 ACRES OF LAND GENERALLY  
4 KNOWN AS THE ST. EDWARD'S NEIGHBORHOOD PLAN AREA AND TO  
5 CHANGE THE BASE ZONING DISTRICTS ON 26 TRACTS OF LAND.

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 add a neighborhood plan (NP) combining district to each base zoning district within the  
11 property and to change the base zoning districts on 26 tracts of land within the property  
12 described in Zoning Case No. C14-05-0138, on file at the Neighborhood Planning and  
13 Zoning Department, as follows:

14  
15 Approximately 750 acres of land in the City of Austin, Travis County, Texas, more  
16 particularly described and identified in the attached Exhibit "A" incorporated into  
17 this ordinance (the "Property"),

18  
19 generally known as the St Edward's neighborhood plan combining district, locally known  
20 as the area bounded by Oltorf Street on the north, IH-35 on the east, Ben White Boulevard  
21 on the south, and South Congress Avenue on the west, in the City of Austin, Travis  
22 County, Texas, and generally identified in the map attached as Exhibit "B".

23  
24 Except as provided in this ordinance, the existing base zoning districts and conditions  
25 remain in effect.

26  
27 **PART 2.** The base zoning districts for the 26 tracts of land are changed from family  
28 residence (SF-3) district, multifamily residence medium density (MF-3) district, limited  
29 office (LO) district, limited office-conditional overlay (LO-CO) combining district,  
30 neighborhood commercial (LR) district, community commercial (GR) district, general  
31 commercial services (CS) district, general commercial services-conditional overlay (CS-  
32 CO) combining district, commercial-liquor sales (CS-1) district, limited industrial services  
33 (LI) district, limited industrial services-conditional overlay (LI-CO) combining district, and  
34 unzoned property (UNZ), to rural residence-neighborhood plan (RR-NP) combining  
35 district, multifamily residence low density-neighborhood plan (MF-2-NP) combining  
36 district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining  
37 district, multifamily residence moderate high density-neighborhood plan (MF-4-NP)

combining district, general office-neighborhood plan (GO-NP) combining district, general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

Tract	Address	From	To
101	101-303 E OLTORF ST; 2401-2501 S CONGRESS AVE; 400 LONG BOW LN	CS	CS-NP
102	2601-2713 S CONGRESS AVE	CS, CS-CO	CS-MU-NP
103	3405-3615 S CONGRESS AVE; 111 WOODWARD ST; 118 E ALPINE RD	LI, LO, MF-3	CS-MU-CO-NP
104	3615 S CONGRESS AVE	CS-1	CS-1-MU-NP
105	230 E ALPINE RD	LI	LI-CO-NP
106	121 & 125 WOODWARD ST	LI, LO	MF-4-CO-NP
107	321 WOODWARD ST	LO-CO	MF-4-CO-NP
108	439 WOODWARD ST	LR	MF-4-CO-NP
109	511 & 521 WOODWARD ST	LR	MF-4-CO-NP
110	3503-3601 WILLOW SPRINGS RD	LO, SF-3	MF-2-NP
111	3615 WILLOW SPRINGS RD	LI	LI-CO-NP
112	3708-4004 WOODBURY DR; 211 & 213 E ALPINE RD	LI, LI-CO	LI-CO-NP
113	3701-4007 WOODBURY DR; 501 & 502 E BEN WHITE BLVD; 1011 E ALPINE RD	LI	LI-CO-NP
114	3700-3918 WAREHOUSE ROW; 410 & 412 E BEN WHITE BLVD	LI	LI-CO-NP
115	3701-4005 WAREHOUSE ROW	LI	LI-CO-NP
116	600 E BEN WHITE BLVD; 4001 PAYLOAD PASS	LI	LI-CO-NP
117	500 & 502 E BEN WHITE BLVD	LI	CS-CO-NP
118	606-714 E BEN WHITE BLVD; 3909 PAYLOAD PASS	LI	CS-CO-NP
119	401 E ALPINE RD	SF-3	P-NP
120	0 E ALPINE RD (ABS 8 SUB 20) DECKER I ACR .777	SF-3	RR-NP
121	406 E ALPINE RD	CS-1, SF-3	GO-CO-NP
122	3901 S CONGRESS AVE	LI	P-NP
123	3910 & 3920 S IH-35	LR, SF-3	GO-NP
124	1411 E EDWARDS DR	GR, MF-3, SF-3	MF-3-NP
125	1211 & 1301 E OLTORF ST	UNZ	P-NP
126	501 E OLTORF ST	GR	MF-4-CO-NP

**PART 3.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
2. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
3. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
4. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

**PART 4.** Tracts 102-105 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

**PART 5.** Tract 101 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

**PART 6.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of Tracts 105 and Tracts 111-116:

Basic industry  
Resource extraction

Recycling center  
Scrap and salvage

2. The following uses are prohibited uses of Tract 117:

Bail bond services  
Commercial off-street parking  
Drop-off recycling collection facility  
Pawn shop services  
Transitional housing  
Adult-oriented businesses

Campground  
Construction sales and services  
Equipment repair services  
Vehicle storage  
Transportation terminal

3. The maximum height of a structure or building is 40 feet from ground level on Tracts 106-109 and 126.

1 4. The maximum impervious cover is 80 percent on Tracts 117 and 118.

2  
3 5. A 50-foot wide vegetative buffer beginning at the centerline of Blunn Creek on  
4 Tract 121 shall be provided and maintained on the tract. Improvements permitted  
5 within the buffer zone are limited to drainage, underground utility improvements  
6 or those improvements that may be otherwise required by the City of Austin or  
7 specifically authorized in this ordinance.

8  
9 6. Vehicular access from Tract 103 to Braeswood Road is prohibited. All vehicular  
10 access to the Property shall be from other adjacent public streets or through other  
11 adjacent property.

12  
13 Except as specifically restricted under this ordinance, the Property may be developed and  
14 used in accordance with the regulations established for the respective base districts and  
15 other applicable requirements of the City Code.

16  
17 **PART 7.** This ordinance takes effect on \_\_\_\_\_, 2005.

18  
19  
20 **PASSED AND APPROVED**

21  
22 §  
23 §  
24 §

25 \_\_\_\_\_  
26 Will Wynn  
27 Mayor

28  
29 **APPROVED:**

30 David Allan Smith  
31 City Attorney

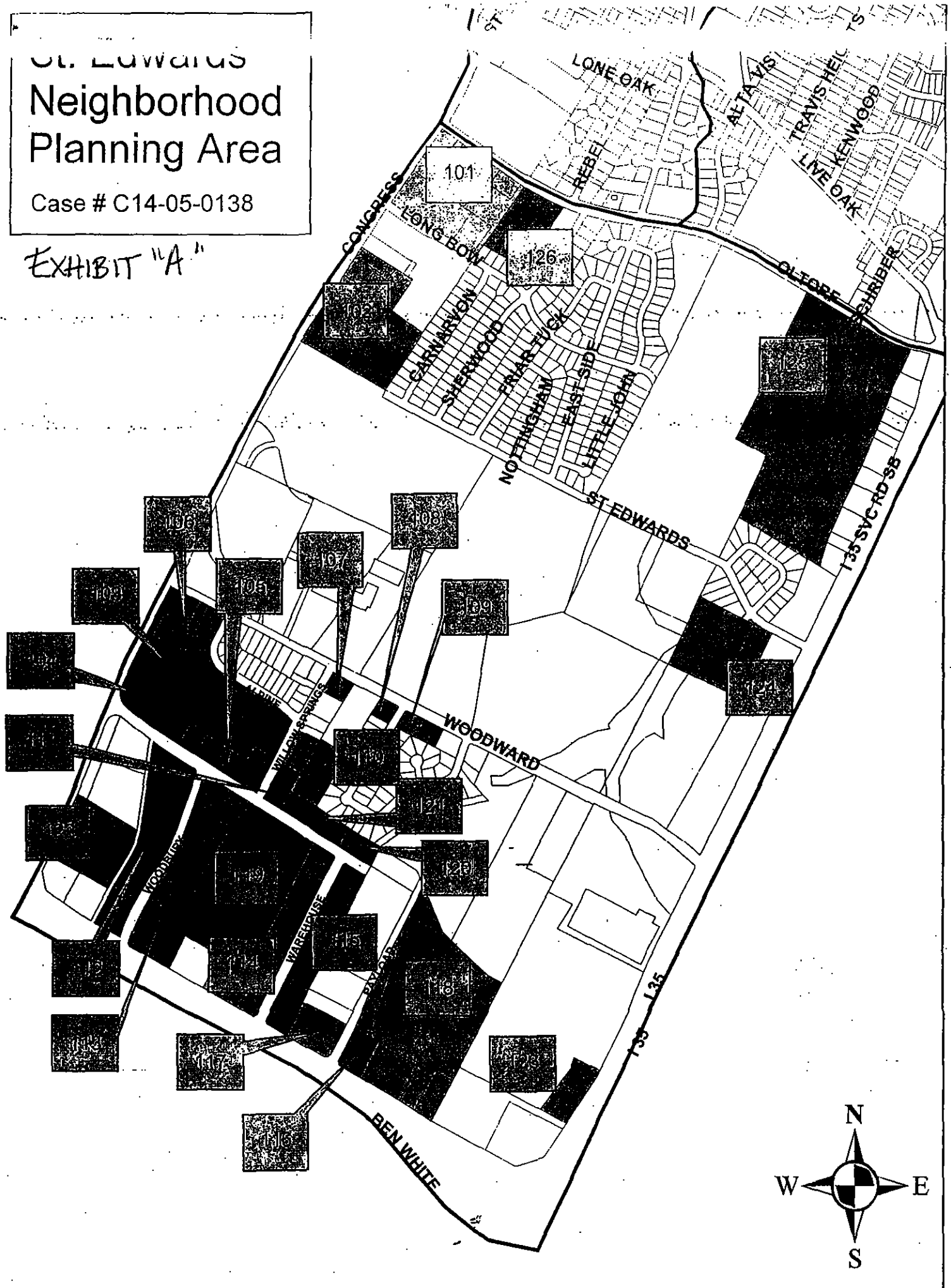
**ATTEST:**

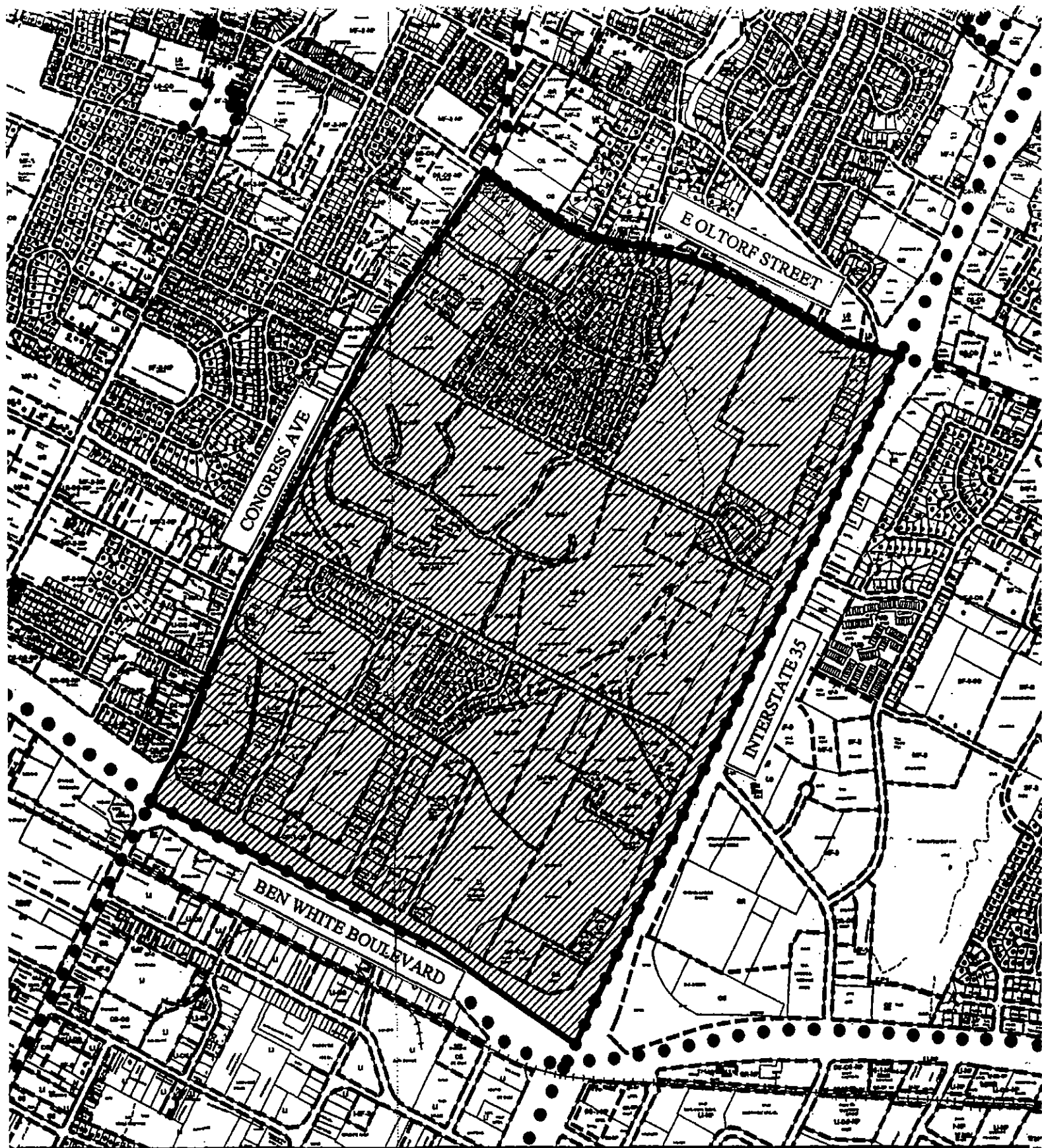
Shirley A. Brown  
City Clerk





# St. Edwards Neighborhood Planning Area

Case # C14-05-0138

EXHIBIT "A"





 1" = 1200'	SUBJECT TRACT		<b>ZONING EXHIBIT B</b>	CITY GRID REFERENCE NUMBER H & J18-19
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: S. SIRWAITIS			
	CASE #: C14-05-0138		DATE: 05-08	
	ADDRESS: ST EDWARD'S			
	NEIGHBORHOOD PLANNING AREA			
	SUBJECT AREA (acres): N/A		INTLS: SM	